

## **Weathersfield Service Group**

### **Board of Directors Meeting - Minutes**

**March 25, 2021**

#### **Zoom Format**

The Zoom meeting was called to order by President Jo Bolig at 2:00 P.M. Directors David Piet, Bob Sydell, Bill Kearney, and David Spencer were in attendance as well as Treasurer Hoyt Taylor, Secretary Nancy Peterson, and Mill House Properties Community Manager Peggy Akers. All of the members of the Board of Directors were present and, therefore, a quorum was present.

Resident Heather Williams also attended the meeting and President Bolig explained the process to her.

President Bolig requested a motion to approve the Minutes of the Board meeting of February 25 as well as the Minutes of the electronic Board decisions made in March regarding insurance. The motion was made and seconded. Both Minutes were unanimously approved.

#### **Mill House Community Manager's report provided by Peggy Akers**

- Peggy Akers discussed recent work orders and mentioned the beginning of seasonal mowing. She gave an overview of current and approved projects.

#### **Financial report provided by Treasurer, Hoyt Taylor**

- Expenses for the recent large landscaping projects have been paid.

#### **Communications Committee report provided by Jo Bolig for Chair, Dan Green**

- The Committee completed and distributed the Spring Bulletin.
- The Fearrington HOA Board requested information regarding best website practices.
- The Wednesday Meet and Greets at the Grove, a Weathersfield tradition, began again on March 24 at 5pm. The Board hopes that all residents review and comply with Covid guidelines including the new guidelines for safe gatherings located on the WSG Website under "Spring Reminders".
- As Covid continues, the Committee is aware of the on-going challenges to new residents trying to assimilate into the community. They and all residents are encouraged to go to the WSG website for information regarding news and activities and contact Committee members, including Mary Ellen Sweeney, to help ease their transition.

#### **Landscape Committee report provided by Chair, David Piet**

- Seventeen (17) holly tree stumps which remained after the Rejuvenation project were ground. In addition, a sub-group focused on surveying, recommending, and costing out replacement plants which will help reestablish some continuity. Organic amendments and fertilizers will be included in the instillation of mulch upon completion. This project will tentatively be completed in April.
- A large tree fell in a common area on Swim and Croquet and committee members and Ruppert worked with the residents living in front of the area to satisfactorily remove, clear, and clean up that area.

- Ruppert did routine maintenance including leaf bag and debris removal and leaf blowing in preparation for edging and mulching. Edging and mulching was scheduled to be completed in March, weather permitting.
- Working with Ruppert, significant flooding and drainage issues in several areas have been evaluated and solutions considered, including the degree of urgency.

**Architecture; Building, and Street Maintenance Committee report provided by Chair, Bill Kearney**

- Twenty five (25) work requests have been received in 2021 year-to-date.
- Two proposals were received and additional information requested to repair a parking area experiencing a drainage problem.
- Director Kearney and the Committee are conducting an analysis of a WSG general infrastructure repaving process. In a 2018 Reserve Study, an engineering organization recommended repaving in three (3) phases, beginning with closes designated as being in the worst conditions. Three (3) contractors are being considered and Director Kearney has consulted with Country House regarding their experience.
- The Committee is also evaluating home roof inspections, especially in light of roof issues and costs in 2020. Working with Millhouse, proposals for inspecting, documenting and prioritizing recommended repairs and costs have been requested from three (3) contractors.

**Insurance Committee report provided by Chair, David Spencer**

- There have been no insurance claims to date in 2021.
- As was reported in the March 9th Board Minutes, the Board approved new policies effective April 1, 2021 for one (1) year, through the Seagroves Agency. The total cost is the least expensive of the proposals received and is slightly under budget. It was noted that property/general liability policies are becoming increasingly hard to source at current prices and higher premiums are anticipated.

**Utilities Committee report provided by Chair, Bob Sydell**

- No urgent sewer utility work has been needed in 2021 to date
- A storm water drainage line connection is planned on the right side entering Woodbury.
- Two units having previous problems were recently jetted and camered this year and are clear at this time.

**Other Business**

As the representative for WSG, President Bolig reported on a recent meeting regarding the maintenance of Farrington Village trails. These meetings will now be held monthly, not twice a month.

At this time, MH Property Manager Akers and Heather Williams left the meeting and President Bolig adjourned the meeting so that the Directors and Officers could convene in Executive Session.

President Bolig reminded the Board that the next scheduled meeting would be on Thursday, April 22 at 2:00pm. A duly made and seconded motion to adjourn was unanimously approved at 4:42pm.

Respectfully submitted,  
Nancy Peterson, Secretary  
March 31, 2021